



## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

*Approved*  
*February 7, 2013*

[6:31:57 PM](#) 6:30 P.M. ~ Work Meeting (Open to the Public)



[7:08:17 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

### Attendance

#### **Planning Commission Members:**

Wayne Hill  
Clint Smith  
Dave Burrows  
Wade Thompson  
Leslie Mascaro

- **City Staff:**

Gordon Haight; Assistant City Manager  
Bryn McCarty; Planning Supervisor  
Heather Upshaw; Planner III  
Brett Wood; City Manager  
Mark Jensen; City Engineer  
Cindy Quick; Deputy Recorder

- **Guests:**

Please see the attendance sign in sheet.

### 1. **WELCOME INTRODUCTION AND PRELIMINARY MATTERS:**

[7:08:35 PM](#) 1.1 Reverence / Thought: Cathy Richardson

[7:09:07 PM](#) 1.2 Pledge of Allegiance: Gene Hunnewell

[7:09:32 PM](#) 1.3 Roll call: Blayde Hamilton, Robyn Shakespear and Jessica Morton are excused;  
full quorum

[7:09:50 PM](#) 1.4 Approval of the electronic minutes for: **January 17, 2013**

*This document along with the digital recording constitute the official minutes for the  
Herriman Planning Commission Meeting held on February 7, 2013.*

Commissioner Clint Smith **MOVES** to approve the electronic minutes for January 17, 2013.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Wade Thompson	Yes
Commissioner Dave Burrows	Yes
Commissioner Clint Smith	Yes
Commissioner Leslie Mascaro	Yes

Vote passed.

Motion carried.

## 2. **REGULAR AGENDA:**

[7:10:11 PM](#) 2.1 **40C12** – Wagstaff Investments – 5041 W Rosecrest Road – Final approval on convenience store site plan, building elevation, landscaping plan and fencing  
Zone: C-2 – Acres: 1.49 – **Chair Hill informs us that this item has been continued indefinitely.**

[7:10:22 PM](#) 2.2 **41C12** – Wagstaff Investments – 13389 S Rose Canyon Road – Final approval on convenience store building elevation – Zone: C-2 – Acres: 1.71

Citizen Comments: none

Commissioner Dave Burrows **MOVES** to continue this item so that we can determine what's going to be applied on the elevations.

Commissioner Leslie Mascaro **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Wade Thompson	Yes
Commissioner Dave Burrows	Yes
Commissioner Clint Smith	Yes
Commissioner Leslie Mascaro	Yes

Vote passed.

Motion carried.

[7:23:20 PM](#) 2.3 **02C13** – Psomas – 4968 W 13400 S – Conditional use approval for a pharmacy  
Zone: MU-2 – Acres: 1.73

[7:26:22 PM](#) Leslie Morton is asked to come forward for questions.

Commissioner Clint Smith **MOVES** to approve the conditional use for a

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pharmacy as well as elevation plans and site plans with staff recommendations.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Wade Thompson	Yes
Commissioner Dave Burrows	Yes
Commissioner Clint Smith	Yes
Commissioner Leslie Mascaro	Yes

Vote passed.

Motion carried.

[7:34:38 PM](#) 2.4 **03S13** – Alder – 7120 W Rose Canyon Road – Proposed subdivision of 16 single family homes – Zone: A-.25 – Acres: 5.48 – Units: 16 (**HEARING**)

[7:38:16 PM](#) Questions for Tammy Alder lives on Rose Canyon Road

[7:40:34 PM](#) Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

[7:40:57 PM](#) Brian Peterson 7156 W Rose Canyon Road concerned with the existing road right now. Is it staying or is it taken out. He has a driveway to the west of it. Skyhaven won't change by his driveway.

[7:42:36 PM](#) Gene Hunnewell 14012 Skyhaven Circle concerned about his existing road and having a good grading plan. Mark Jensen addressed his concerns and he's asked the developer to make sure the grading works before it is passed.

[7:46:00 PM](#) Chair Hill closed public meeting.

Commissioner Clint Smith **MOVES** to continue this item indefinitely so staff can address the issues.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Wade Thompson	Yes
Commissioner Dave Burrows	Yes
Commissioner Clint Smith	Yes
Commissioner Leslie Mascaro	Yes

Vote passed.

Motion carried.

[7:49:47 PM](#) 2.5 **02S13** – Herriman City – 6970 W Rose Canyon Road – Request to vacate a

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portion of the old Rose Canyon Road – Zone: A-.25 – Acres: 0.40 (*HEARING*)

Trevor Hull 558 Pumpkin Patch Saratoga Springs

[7:56:14 PM](#)

Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: being none Chair Hill closes the public hearing

[7:56:29 PM](#)

Commissioner Dave Burrows **MOVES** to approve the vacation as outlined.

Commissioner Leslie Mascaro **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Wade Thompson	Yes
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Commissioner Dave Burrows	Yes
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Commissioner Clint Smith	Yes
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Commissioner Leslie Mascaro	Yes
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Vote passed.

Motion carried.

[7:57:21 PM](#)

2.6

**04S13** – Herriman City – 11950 S Anthem Park Blvd – Combine several parcels into a 1 lot subdivision – Zone: R-2-10 – Acres: 2.5 – Units: 1 (*HEARING*)

Mark Jensen, City Engineer is called forward for questions.

[8:00:45 PM](#)

Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: being none Chair Hill closes the public hearing

[8:01:12 PM](#)

Commissioner Wade Thompson **MOVES** to approve this item with staff recommendations.

Commissioner Clint Smith **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Wade Thompson	Yes
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Commissioner Dave Burrows	Yes
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Commissioner Clint Smith	Yes
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Commissioner Leslie Mascaro	Yes
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Vote passed.

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Motion carried.

[8:02:03 PM](#) 2.7 **01Z13** – Herriman City – 11950 S Anthem Park Blvd – Rezone from R-2-10 to C-2 Zone: R-2-10 – Acres: 2.5 (**HEARING**)

Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: None

Commissioner Clint Smith **MOVES** to recommend approval to the city council.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Wade Thompson	Yes
Commissioner Dave Burrows	Yes
Commissioner Clint Smith	Yes
Commissioner Leslie Mascaro	No

Vote passed.

Motion carried.

### 3. NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):

#### [8:03:06 PM](#) 4. FUTURE MEETINGS:

- 4.1 Planning Commission Meeting - Thursday, **February 21, 2013** @ 7:00 PM
- 4.2 City Council Meeting - Thursday, **February 28, 2013** @ 7:30 PM

### 5. ADJOURNMENT:

Commissioner Clint Smith moves to adjourn the meeting.

Meeting adjourned at [8:03:22 PM](#)

*I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes, along with the digital recording, represent a true, accurate, and complete record of the meeting held on February 7, 2013. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.*

  
Cindy Quick, Deputy Recorder

*\*The digital recording system was malfunctioning at this meeting. Citizen comments were not heard well, if at all.*

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